

**Property Address:**  
3719 & 3721-3731 Huntington Dr.  
Pasadena, CA 91107



**Prepared By:**  
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**PROPERTY INFORMATION:**

Property Address: 3719 & 3721-3731 Huntington Dr. Pasadena, CA 91107  
 APN: 5378-011-003 & 5378-011-004  
 Number of Units: 8 (1 Comm. + 7 residential)  
 Year Built: 1920-1949  
 Approx. Bldg. Sq. Ft.: 6,584 (2,665 sq.ft. of comm. + 3,919 sq.ft. for resi. bldg.)  
 Approximate Lot Size: 23,414 (5,968 SF for comm. Lot + 17,446 SF for resi. bldg.)



**INVESTMENT OVERVIEW:**

**Asking Price: \$1,795,000**

Value Per Unit \$224,375  
 Value per Square Foot \$272.63

**INCOME/EXPENSE ANALYSIS:**

Number of Units	Bdrms./ Baths	Ave. Unit Size	Current		Market		Estimated Annual Expenses	
			Ave. Rent/Unit	Monthly Income	Ave. Mkt. Rent/Unit	Monthly Income		
1	Comm. (3719)	2665	\$3,000	\$3,000	\$5,996	\$5,996	New R. E. Taxes	\$20,194
	BillBoards		\$1,300	\$1,300	\$3,000	\$3,000	New Insurance	\$3,292
2	Studios		\$725	\$1,450	\$795	\$1,590	Water & Sewer	\$1,888
3	1bed/1bath		\$733	\$2,200	\$950	\$2,850	Gas (Master metered)	\$2,074
2	1bed/1bath XL		\$1,025	\$2,050	\$1,250	\$2,500	Electricity (Master metered)	\$5,522
8	Monthly Scheduled Rents			\$10,000		\$15,936	Landscaping	\$1,350
	Laundry Income:			\$0		\$0	Trash	\$2,088
	Total Monthly Income			\$10,000		\$15,936	Repairs and Maint. (5%)	\$6,000
	<b>Annual Scheduled Gross Income (GSI)</b>			<b>\$120,000</b>		<b>\$191,235</b>	Advertising	\$600
	Less Vacancy & Concessions (5%)			(\$6,000)		(\$9,562)	Fire System/Extinguisher	\$300
	Effective Gross Income			\$114,000		\$181,673	Pest Control	\$600
	Less Estimated Annual Expenses	40.62%		(\$46,308)	28.04%	(\$50,938)	Reserves (2% of GSI)	\$2,400
	<b>Net Operating Income</b>			<b>\$67,692</b>		<b>\$130,735</b>	<b>Total Expenses</b>	<b>\$46,308</b>
	<b>Gross Rent Multiplier</b>			<b>14.96</b>		<b>9.39</b>	Per Net Sq. Ft.	\$7.03
	<b>CAP Rate</b>			<b>3.77%</b>		<b>7.28%</b>	Per Unit	\$5,788

**PROPERTY ATTRIBUTES:**

Two unique properties (One Commercial and One Residential) for sale together in highly desirable Pasadena neighborhood. Near The Arboretum, Westfield Santa Anita, Santa Anita Park, and Santa Anita Golf Course. Close proximity to the prestigious California Institute of Technology. Located at the signalized corner of Huntington Dr. and Rosemead Blvd. in the Los Angeles County area, near the borders of the City of San Marino to the West and Arcadia to the East, just south of the I-210 and West of the I-605. Sold "As Is" and "Where Is". The apartment building is Master Metered for all Utilities. The tenant in the Commercial bldg. pays all their own utilities. Parking lot behind the apartment building has 19 parking spaces that is shared with the commercial building. Title on the apartment building shows 5 units, but there are 7 residential units at the property, each with their individual addresses. Buyer to conduct their own research. Seller and/or their agents do not make any representations. Seller is not aware of the reason for the discrepancy in the title records. Drive by Only. Tenant(s) are not aware the properties are for sale. Please DO NOT disturb the occupant(s).

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Rent Roll (as of Sept. 20, 2013)										
Unit	Tenant	Unit Type	Square Ft.	Market Rent	Current Rent	Deposit	Lease From	Lease To	Extension Option	Rent Increases
3719 Huntington Dr.	Premier Academy San Marino, Inc.	Commercial	2,665	\$5,996.25	\$3,000.00	\$3,000.00	1/1/2013	12/31/2017	One 5 year option	3% annually
Advertising Billboard	Viacom Outdoor, Inc.	Roof Top Billboards	N/A	\$3,000.00	\$1,300.00	\$0.00	10/1/2004	9/30/2014	MTM after expiration	Greater of \$1,300 or % Rent
3721	Gabriel Perez	1 bedroom + 1 bath	600	\$950.00	\$650.00	\$600	5/30/2010	M-to-M		
3723	Michael Lang	1 bedroom + 1 bath	600	\$950.00	\$750.00	\$750	8/9/2013	2/28/2014		
3723.5	Elida Makmur	Studio	400	\$795.00	\$700.00	\$700	12/15/2012	1/31/2014		
3725	Pierre Wuu	1 bedroom + 1 bath XL	600	\$1,250.00	\$1,100.00	\$1,100	1/1/2013	12/31/2013		
3727	Jeffery Cetiabudi	1 bedroom + 1 bath XL	1,035	\$1,250.00	\$950.00	\$900	5/15/2011	M-to-M		
3729	Zuniga Eusebia Aragonz	Studio	400	\$795.00	\$750.00	\$750	7/5/2013	1/5/2014		
3731	Luz Maria Acevedo	1 bedroom + 1 bath	600	\$950.00	\$800.00	\$850	5/1/2011	M-to-M		
				<b>\$15,936.25</b>	<b>\$10,000.00</b>	<b>\$8,650.00</b>				

**Property Map of 3719 & 3721-3731 Huntington Dr. Pasadena, CA 91107**

